



Walnut Grove, Banstead, Surrey SM7 1PJ
Asking Price £1,100,000 - Freehold

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**WILLIAMS
HARLOW**



Located in a cul-de-sac position ideally situated for local shops, good local schools and Banstead mainline train station, this FIVE BEDROOM substantial detached house offers spacious accommodation arranged over two floors, with THREE RECEPTION ROOMS, double garage and plentiful parking. SOLE AGENTS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		74	82
	EU Directive 2002/91/EC		



FRONT DOOR

Part glazed front door under recess canopy with lighting, giving access through to the:

ENTRANCE HALLWAY

Stairs rising to the first floor. Cloaks cupboard. Understairs storage cupboard. Ornate coving. Dado rail. Radiator. Ceiling roses.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin with mixer tap. Half height tiling. Radiator. Window to the front.

LOUNGE

Double aspect room with window to the side. Double opening French doors with windows either side enjoying a pleasant outlook over the rear garden. Ornate coving. 2 x ceiling roses. 2 x radiators. Fireplace feature with stone surround with inset gas flame effect fire.

DINING ROOM

Ceiling rose. Ornate coving. Dado rail. Wall lights. Radiator. Pleasing view over the rear garden.

STUDY

Attractive bay window to the front. Coving. Radiator. In-built office furniture which comprises of a work station with cupboards below and adjustable shelving.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of wall and base units with wood trimmed work surfaces incorporating 1 1/2 bowl stainless steel sink drainer with mixer tap. Integral dishwasher. Fitted oven and grill. Full height cupboard suitable for installing a fridge freezer. Display cabinets. Surface mounted four ring gas hob with extractor above. Window to the side. Coving. Downlighters. Tiled floor. Radiator. Double opening French doors with windows either side giving access to the rear garden.

UTILITY ROOM

A run of work surface with a sink drainer with mixer tap below which there is a cupboard and spaces for two domestic appliances. Full height cupboard. Wall mounted gas central heating boiler. Connecting part glazed door to the side. Part tiled walls. Tiled floor. Ceiling mounted extractor. Wall mounted consumer unit.

FIRST FLOOR ACCOMMODATION

LARGE OPEN LANDING

Reached by an attractive staircase. Coving. Access to loft void. Airing cupboard with shelving.

BEDROOM ONE

Window to the front. 2 x ranges of built in wardrobes. Radiator. Coving.

EN-SUITE

White suite. Panel bath with mixer tap, grab rails and shower attachment. Pedestal wash hand basin. Low level WC. Bidet. Fully enclosed shower cubicle. Obscured glazed window to the side. Downlighters. Coving. Part tiled walls. Tile effect flooring. Radiator. Shaver point.

BEDROOM TWO

Window to the rear. Radiator. Coving. 2 x ranges of built in wardrobes.

EN-SUITE BATHROOM

White suite. Panel bath with mixer tap and independent shower above the bath. Pedestal wash hand basin. Low level WC. Obscured glazed window to the side. Coving. Downlighters. Ceiling mounted extractor. Half height tiling. Shaver point. Radiator.

BEDROOM THREE

Window to the rear. Radiator. Coving. Built in wardrobes.

BEDROOM FOUR

Window to the rear. Radiator. Built in wardrobes. Coving.

BEDROOM FIVE

Window to the front. Radiator. Coving.

MAIN BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Low level WC. Pedestal wash hand basin. Fully enclosed shower cubicle. Coving. Downlighters. Ceiling mounted extractor. Half height tiling. Radiator. Shaver point.

OUTSIDE

FRONT

There is a generous front garden which is principally laid to lawn with flower/shrub borders and access here to the front door.

PARKING

There is a herringbone brick driveway with a turning head and can park up to four vehicles.

DOUBLE GARAGE

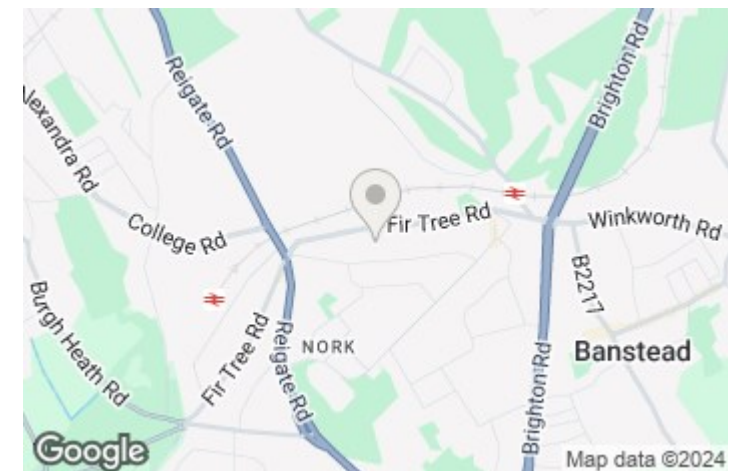
Accessed via electronically up and over door to the front. Power and lighting. A further connecting door to the side. Rear door that connects to the kitchen.

SOUTHERLY ASPECT REAR GARDEN

Mainly hard landscaped for ease of maintenance with an expansive patio expanding the immediate rear width of the property with circular planters and steps down to the remainder of the garden which is laid lawn with an ornamental garden pond. Outside lighting. Good size side area which also has lighting, meter cupboard, outside tap and a small wooden garden shed.

COUNCIL TAX

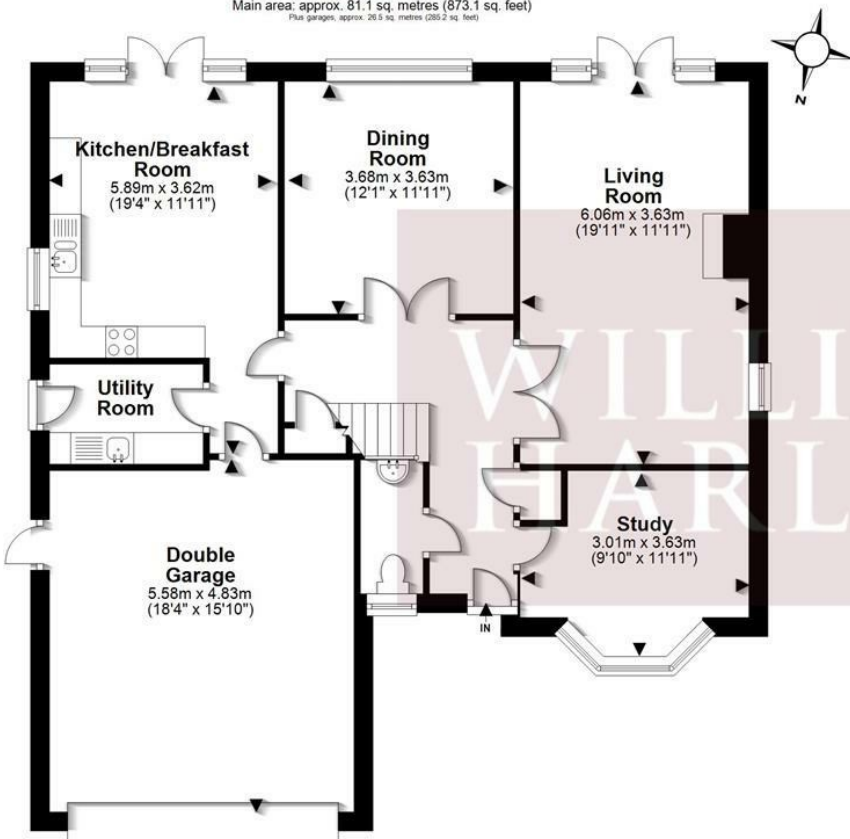
Reigate & Banstead BAND G £3,898.91 2024/25



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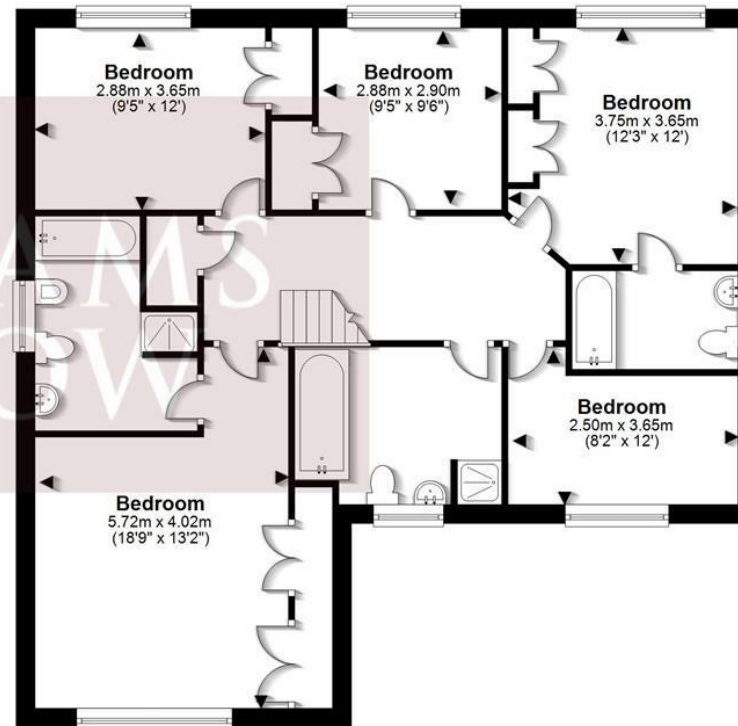
Ground Floor

Main area: approx. 81.1 sq. metres (873.1 sq. feet)
Plus garages, approx. 26.5 sq. metres (285.2 sq. feet)



First Floor

Approx. 99.3 sq. metres (1069.3 sq. feet)



Main area: Approx. 180.4 sq. metres (1942.3 sq. feet)

Plus garages, approx. 26.5 sq. metres (285.2 sq. feet)